



## 5 Richardson House Hensol Castle Park

Hensol, Pontyclun, CF72 8GE

Price £525,000

HARRIS & BIRT





An excellent opportunity to purchase a wonderfully appointed first floor apartment to the Eastern perimeter of this extremely popular formally exclusive Hensol Castle Park development. The sizable apartment enjoys excellent views across the surrounding area and this particular apartment enjoys a wonderful view across the 18th hole of the Welsh National Golf Course. The accommodation which is beautifully appointed comprises stair hall leading up to an inset landing, central open plan kitchen/ living area, dining and study space with three double bedrooms, two of which are en suite as well as separate third family bathroom. There is allocated and visitor parking as well as communal gardens and ground in use for all residents.

Hensol Castle Park is a collection of spacious two and three bedroom luxury apartments located within the spectacular and historical parkland of Hensol Castle Estate. Beautifully designed and located within an estate managed development, these homes have many bespoke design features, and within a stones throw of the world renowned Vale Resort.

- Spacious First Floor Apartment
- Three Bathrooms
- Open Plan Kitchen/Living/Dining Room
- Views Across Welsh National Golf Course
- EPC - C
- Three Double Bedrooms
- High Specification Throughout
- Close to Excellent Local Amenity
- Allocated Parking To Front

## Accommodation

### Communal Lobby 11'2" x 9'8" (3.40m x 2.95m)

Entered via powder coated aluminium fully double glazed front door into an attractive communal lobby. Skimmed walls. Skimmed ceiling. LED chrome spotlighting. Electric fitted radiator. Travertine style tiled floor. Oak opaque glazed panel door opens through into stair entrance hall. Quarter turn oak laid staircase with inset carpet runner and oak hand rail leads up to first floor landing. Skimmed walls. Skimmed ceilings. Inset floor level LED chrome spotlighting and high level LED chrome spotlighting. Alarm panel housed to wall.

## First Floor

### Landing 11'1" x 6'1" (3.38m x 1.85m)

T shaped landing with modern white gloss fitted radiator and oak fully glazed pedestrian door opens through into good size landing space. Skimmed walls. Skimmed ceiling. LED chrome spotlighting. Two door run of floor to ceiling sliding door storage housing open shelving and chrome hanging rail great for storage. Semi open plan through into kitchen/ living area.

### Kitchen/ Living Room 20'2" x 19'7" (6.15m x 5.97m)

An attractive charcoal grey high gloss fitted kitchen with a range of wall and base units set under and over. Fitted with deep set style stone slate grey worksurfaces with matching upstanding splash back. Features to include Neff four ring induction hob with chrome glass overhead chimney extractor, inset Franke stainless steel sink and chrome mixer taps with inset grooved drainer. Integrated fitted dishwasher by Bosch behind matching décor panel. Integrated washing machine by Beko behind matching decor panel. Under set Neff electric fan oven. Further set of fitted base units with eyeline Neff microwave integrated and integrated American style fridge/ freezer behind matching decor panel. Further range of fitted base units. Attractive fitted island with matching set of base units and worksurface overhanging U shaped breakfast bar. Further range of fitted cupboards. Porcelain tiled floor to kitchen area with fitted oak floor throughout the remainder. Skimmed walls. Skimmed ceiling.

Inset LED spotlighting. Air conditioning cooling system. Open plan through into study/ dining room.

### Study/ Dining Room 22'4" 8'4" (6.81m 2.54m)

Hugely attractive space with floor to ceiling fully glazed aluminium run of sliding doors opening out onto a glass Juliette balcony with fantastic views across the Welsh National Golf Course beyond. Further natural light via floor to ceiling double glazed window to either elevation inset into an attractive bay with inset oak laid flooring and Travertine tile to the perimeter. Range of inset LED spotlighting.

### Master Suite Bedroom One 12'5" x 14'7" (3.78m x 4.45m)

Excellent sized double bedroom with two wooden double glazed sash windows to front elevation looking to the fantastic Hensol Castle Park Complex. Fully skimmed walls and ceilings. Inset LED chrome spotlighting. Fitted carpet. Floor to ceiling two door run of fitted sliding wardrobes. Further inset fitted wardrobe. Doorway opens into Master En Suite Bathroom One.

### Master En Suite Bathroom One 4'11" x 14'7" (1.50m x 4.45m)

Four piece suite in white comprising freestanding roll top bath with floor mounted chrome mixer tap, low level dual flush hidden system WC, wall mounted wash hand basin with chrome mixer tap and underset charcoal grey wall mounted vanity unit, oversized walk in shower cubicle with chrome integrated shower with rainfall shower head attachment behind a chrome double glazed shower screen with low level LED lighting. Fully tiled walls and floors. Wooden double glazed opaque window to front elevation. Extractor fan. Chrome LED spotlighting. Oversized curved chrome heated towel rail.

### Suite Bedroom Two 11'4" x 10'4" (3.45m x 3.15m)

Currently in use as a study space but an excellent sized double bedroom with wooden double glazed sash window to front elevation enjoying pretty views across the attractive golf course beyond. Skimmed walls. Skimmed ceiling. Inset Chrome LED spotlighting. Fitted carpet. Four door run of inset fitted wardrobes with double wall mirror front. Communicating door through into Suite Bathroom Two.

### Suite Bathroom Two 12'2" x 6'4" (3.71m x 1.93m)

High specification fitted bathroom with three piece suite comprising oversized walk in fitted shower cubicle with integrated chrome shower, rainfall showerhead attachment with separate shower head fitment behind glazed shower screen. Oversized wall hung wash hand basin with chrome mixer tap and underset vanity unit. Low level dual flush hidden system WC. Chrome tiled finished walls and floors to ceiling. Skimmed walls. Skimmed ceiling. LED chrome spotlighting. Oversized chrome wall mounted heated towel rail.

### Bedroom Three 11'3" x 10'1" (3.43m x 3.07m)

Good sized double bedroom with wooden double glazed sash window to rear elevation overlooking those fantastic views. Skimmed walls. Skimmed ceiling. Chrome LED spotlighting. Fitted carpet.

### Bathroom Three 7'11" x 6'2" (2.41m x 1.88m)

Well presented three piece suite comprising shower cubicle with integrated chrome shower, rainfall shower head attachment and separate shower head fitment. Oversized wash hand basin with chrome mixer tap and underset vanity unit. Low level dual flush hidden cistern WC. Tiled walls and floor to ceiling height. Chrome LED spotlighting. Extractor fan. Curved chrome fitted towel rail.

## Gardens and Grounds

There are extensive well tendered grounds and Hensol Castle Park that are in use for all residents that lead down to an attractive lake. The residents with allocated parking for two cars. The Vale Hotel and Resort and all the facilities it offers is within a short stroll as well as a short stroll to Llanerch Vineyard to the Northern side of Hensol Castle Park.

## Additional Information

The property is offered on a leasehold bases with 125 years from 2009 (112 remaining). Ground rent is £200 per year with service charge of circa £3,856 per year. Its understood that the drainage, water and electric is arranged and supplied by The Vale Resort.





© South Wales Property Photograph



© South Wales Property Photograph



© South Wales Property Photograph



© South Wales Property Photograph





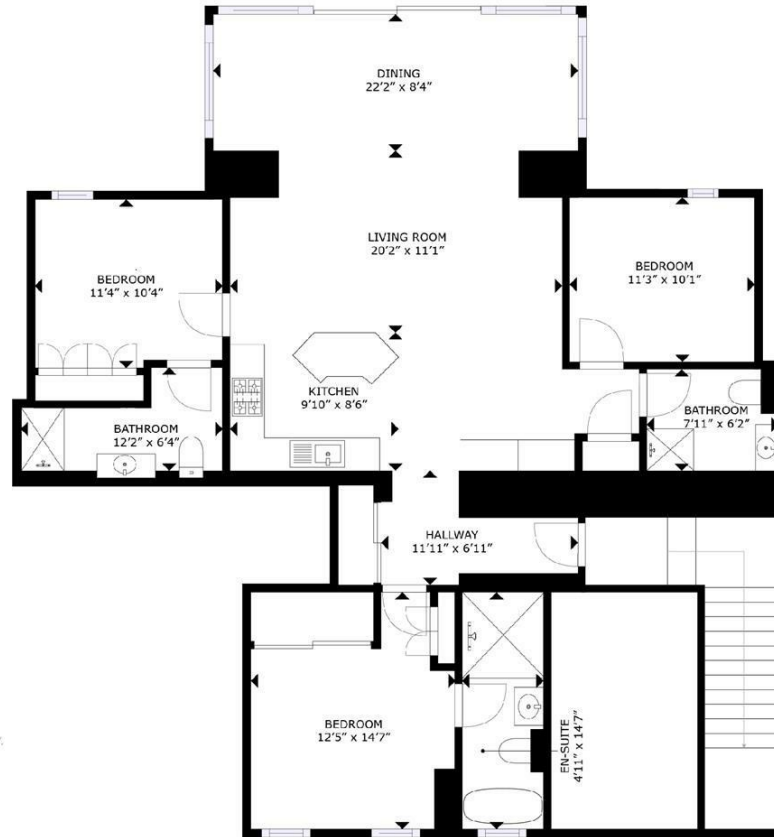
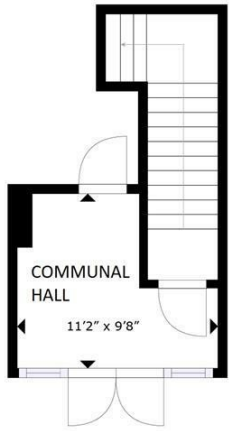












GROSS INTERNAL AREA  
 1ST FLOOR: 154 sq. ft, 2ND FLOOR: 1,400 sq. ft  
 TOTAL: 1,554 sq. ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

67 High Street, Cowbridge, CF71 7AF  
 01446 771777 sales@harrisbirt.co.uk

Cardiff

359 Caerphilly Road, Cardiff, CF14 4QF  
 02920 614411 lettings@harrisbirt.co.uk

[harrisbirt.co.uk](http://harrisbirt.co.uk)

Harris & Birt is the trading name of Ingram Evans Care Ltd. Registered Office: 359 Caerphilly Road, Cardiff, CF14 4QF. Company No: 04845507  
 You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

